

St. Vrain Ranch

Property Owners Association Newsletter

June 2007
Volume 5, Issue 2



Board of Directors:

- George Reynolds
- Dennis Reid
- Chris Wysock
- ∞ Michael Carmichael

Individual Highlights:

- From the Board 1
- Summer is here 1
- Web site update 2
- Trial Photos 2
- Covenant Info 3
- Design Review 3

From the Board of Directors

Don't Forget to Vote!
The Association needs your vote for a new Board Member. Ballots were mailed to all property owners and must be returned to the Association's accountant James Pieper CPA; all ballots postmarked by July 1st, 2007 will be counted.

The results from the election will be

announced during the July 12, 2007 Board meeting.

The Community Trail Improvement Project is under way. Final approval was given by the Town of Firestone Board for the trail improvements. CoCal Landscaping is the contractor on the project which should be completed in

approximately 5 weeks. A Community Grant was awarded to the Association by the Town of Firestone to assist with the project costs. Approximately 45% of the trail improvement project will be completed with the current available capital improvement funds along with the grant funds awarded by the Town.



Summer Reminders Summer is here!

It is great to be outdoors and enjoying our community! Please help us in keeping our community clean.

Please remember that all dogs must be on leash and it is important to clean up after your pets.

School is out and the children will be outdoors playing. Please make an extra effort to be aware of them while driving.

Construction Times - As noted in the Design Guidelines construction work on any structure or building site shall not commence before 7:00 a.m. or continue after the hour of 7:00 p.m.

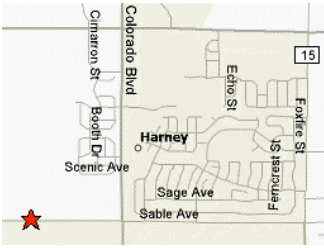
Streetlights - Feel free to notify the Association's Administrator with the location of any streetlight that is not working. We will be happy to call United Power with a request to have it repaired.

Rental Homes – Property owners are responsible for informing their renters of the covenants of the Association. Please provide the Association with renter's names, your current mailing address and telephone number. Property owners are responsible for the continued maintenance and ensuring the property complies with the covenants. All Property

Owners are welcome to contact the Association for copies of the current covenants.

Abandoned or foreclosure homes will continue to be an eyesore during the summer months. Please be patient during the transition period. The Association continues to make resolving these issues a priority.

Painting or Re-painting your home – remember to submit your paint colors along with a Design Review form for approval. If you are re-painting the exact colors – a design review form and approval is not needed.



Meetings are held at
Sable Landing Event Center
location:
5691 Sable Ave.
(1/4 mile west of WCR13)

Thursday –
July 12, 2007 6:30 p.m.
Executive Board Meeting

Thursday –
August 2, 6:30 p.m.
Executive Board Meeting

Thursday –
September 6, 6:30 p.m.
Executive Board Meeting

Web site up and running: www.stvrainranchpoa.org

Web site is up and running. You will be able to access the Association documents, current information and events. Design Review forms; Design Guidelines and contact information is also available. Suggestions and

ideas are welcome; you may send your comments to svrpoa@qwest.net or follow the link on the website.

The Association would like to acknowledge homeowner members Robert Peacock and

Jeff Rodanski. Their time, effort and expertise in setting up our web site are greatly appreciated.

Thanks again
Rob and Jeff!

Design Review Requests

All Backyards and fencing are required and must be installed no later than one year following your closing date. A Design Review form is included for your use. Please submit Design Review Requests to the Design Review Committee before starting any improvements. Requests may be mailed to St. Vrain Ranch P.O.A., P.O. Box 810, Firestone, CO 80520. Faxed to 303-833-4550 or email svrpoa@qwest.net.

It is very helpful if a business phone number is provided on the form. Design Review Request Forms may be obtained by calling 303-833-4550. The Design Review Committee will mail a copy of the signed form to the property owner upon approval.

*Association Assessment
Reminder:*

*The 2nd Quarterly
Assessment is now due.
Please use coupon no.2 from
your original invoice and
remit to the Association.
Late charges will be
assessed to non-paying
accounts.*

*Please contact the
Association if you need an
additional copy of your*

Community Trail Improvement Project

Covenant Information

Fred Skates - Compliance Officer
Phone - 303/833-4550 - # 3

When calling with covenant questions, leave with your name, please repeat your phone number, and a good time to return to your call.

With the onset of Spring and Summer the growing season has begun. Weeds in the rock portion of landscaping, along driveways, sidewalks, and borders need to be maintained so as not to create an eyesore for

the community. Lawns require adequate watering and mowing on a regular basis.

Boats, campers, trailers, and motor homes may not be stored within the community. You are allowed 72 hours for loading and unloading your recreational vehicles.

SLOW DOWN

Children, pets and your neighbors are outside please slow down and drive responsibly through your community!

As a covenant reminder, **garage doors** are to remain closed when garage is not in use, not only for your safety but to protect your personal property.

Unsightly equipment and objects shall be stored within an approved or enclosed structure, **this includes trash bins.**

Thanking you for your cooperation.

*36 enforcement notices were sent during April
65 enforcement notices were sent during May
79 enforcement notices were sent so far in June*

Please report any Association sprinkler damage or needed repairs by calling 303-833-4550



Please leave a message as to location of sprinklers broken, leaking or just spraying the wrong direction!

Thank you in advance for your Assistance

Mayor 's Update

I've had a few e-mails about the sign at the corner of Sable Ave. and Colorado Blvd. concerning future office buildings planned for that location. The Planning Commission and Town Board have not heard the application yet and we are not allowed to discuss it until those meetings. They will be public meetings and you will be allowed to share your comments with us. The property

has been zoned commercial since it was first annexed into the town about 10 years ago.

Imagine Charter School at Firestone is currently taking applications for the 2007/2008 school year. If everything goes according to plans, temporary facilities will be located on property just to the south of Walgreens. Current plans are to

have kindergarten through third grade for the first year. Visit Imagine's website at <http://www.imaginecharterschoolatfirestone.org/> for more information.

A new restaurant is coming to Firestone. Paulie and Deanna's Italian Restaurant should open any day now. It is located in the Safeway Center where Flaco's used to be. They have one

restaurant in Lakewood and a second in Brighton. I recently had the pleasure of trying their spaghetti with meatballs, sausage, and sausage cannoli. They were all very good. They plan to have a piano bar and will have live music, in the Frank Sinatra style, Thursday, Friday, and Saturday nights.

Cont. on page 4

St. Vrain Ranch Property Owners Association

Mailing Address:
P.O. Box 810
Firestone, CO 80520

PHONE:
(303) 833-4550

FAX:
(303) 833-4550

E-MAIL:
Svrpoa@qwest.net

Lorena Linhardt, Administrator
Ginny Buczek, DR Specialist
Fred Skates,
Compliance Officer

We're on the Web!

See us at:
www.stvrainranchpoa.org

The Town Board recently approved a community grant to help the St. Vrain Ranch HOA improve the trail system within our neighborhood. The HOA board did a great job with their proposal and presentation to the Town Board.

Improvements to the trail are long overdue and will make the trail more aesthetically appealing. Anyone who has visited Harney Park is probably aware of the quickly deteriorating condition of the "tire composite" surface

surrounding the playground equipment. We are looking at ways to get the company to fix this.

Everybody seems to be very excited about the new library currently under construction. They plan to open by February. Firestone has contributed a significant amount of money to help with infrastructure costs. We recently approved funds to add a sidewalk from Sable Ave. to the library and a street light on the south side of Sable

Ave.

Congratulations to St. Vrain Ranch resident Clarissa Garrigues. She was awarded one of the three Firestone Youth in Government Academic Achievement Awards. Clarissa plans to attend Brigham Young University in Idaho.

If you have any questions or concerns, please contact me by e-mail at mpsimone@gmail.com or by phone at 303-833-2332.

Mayor Simone

ST. VRAIN RANCH POA

P.O. Box 810
Firestone, CO 80520

Address Correction Requested

